



Planning Commission
2016 Regular Meeting Agenda
Thursday, August 25, 2016
5:30 p.m.

Madison Municipal Building Council Chambers
100 Hughes Road
Madison, Alabama 35758

Planning Commission Board Members
Chairman Damian Bianca, CAPZO

Vice-Chairman Troy Wesson, CAPZO
Cynthia McCollum, CAPZO
Lewie L. Bates, CAPZO
Stephen Brooks, CAPZO

City Council Member, Mike Potter, CAPZO
Steven Ryder, CAPZO
Cameron Grounds, CAPZO
Tim Cowles CAPZO

City Staff

Mary Beth Broeren, A.I.C.P, Director of Planning; Gary Chynoweth P.E., Director of Engineering;
Kelly Butler, City Attorney; Johnny Blizzard, A.I.C.P, Senior Planner; Ross Ivey, Assistant Planner
and Planning Commission Secretary; Megan Zingarelli, Assistant City Attorney

Please silence all cell phones, pagers and/or electronic devices for the duration of the meeting.
The Planning Commission welcomes you to the meeting.

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval – Approval of Minutes for July 21, 2016 Regular Meeting**
- V. Public Comments**
- VI. Public Hearings**

Each vote taken on Zoning Ordinance Amendments and Zoning Map Amendments by the Planning Commission is a recommendation only. The final decision will be made by the City Council, after they hold another public hearing, at a future City Council meeting. To

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Agenda Notes: Circumstances may arise that require items be added to or deleted from the meeting agenda. Also all attached documents are to be considered a draft until approved by the Planning Commission. All attendees are advised that Planning Commission meetings are televised and that their statements and actions are viewed by more than just those persons in attendance.

follow the amendment schedule, please visit www.madisonal.gov, click Your Government, then Public Hearing Announcements.

Zoning Map Amendments

1. Zoning Map Amendment to rezone 2.37 acres from R2 (Medium Density Residential District) to R3 (High Density Residential District). ***(Applicant has requested this item be removed from the agenda)***
Location: 4260 Sullivan Street, 4250 Sullivan Street, 4244 Sullivan Street (West of Sullivan Street and north of Arnett Street)
Applicant/Owner: Jim McElroy on behalf of Mark E. Harris
2. Petition to annex and to zone 150 Roema Drive to R-1A (Low-Density Residential District) upon annexation into the City of Madison.
Location: 150 Roema Drive (East of Hughes Road and south of Roema Drive)
Applicant/Owner: Michael A. Allen
[Staff Report](#)
3. Petition to annex and to zone 0.35 acres to B2 (Community Business District) upon annexation into the City of Madison.
Location: 513 Balch Road (SE Corner of Balch Road and Gillespie Road)
Applicant/Owner: Chandrakant Choksi
[Staff Report](#)
4. Zoning Map Amendment to rezone 33.39 acres from M1 (Restricted Industrial) and AG (Agriculture) to TND (Traditional Neighborhood Development).
Location: South of Interstate 565 and west of Zierdt Road
Applicant/Owner: Old Town Investments, LLC
[Staff Report](#)
[Plan](#)
5. Zoning Map Amendment to rezone 0.93 acres from B1 (Neighborhood Business District) to B3 (General Business District).
Location: 155 Chestnut Drive (East of Wall-Triana Hwy. and north of Chestnut Drive)
Applicant/Owner: John Buis
[Staff Report](#)
6. Zoning Map Amendment to rezone 5.32 acres from M1 (Restricted Industrial) to R-4 (Multi-Family Residential District).
Location: 8716 Madison Boulevard (North of Madison Blvd. and east of Celtic Drive)
Applicant/Owner: Jun Yang on behalf of Ghanshyam Patel
[Staff Report](#)
7. Zoning Map Amendment to rezone 58.85 acres from AG (Agriculture) to R-3A (Single-Family Detached Residential District).

Location: Generally southeast of Hardiman Road and east of Ashbury & Oxford subdivisions

Applicant/Owner: Philemon S. Smith on behalf of John Paul Atkinson

[Staff Report](#)

[Plan 1](#)

[Plan 2](#)

8. Zoning Map Amendment to rezone 4.82 acres from AG (Agriculture) to R-3A (Single-Family Detached Residential District).

Location: West of Shiloh Creek Drive and south of Coach Lamp Drive

Applicant/Owner: Focus Investments, LLC

[Staff Report](#)

Subdivisions

9. [Putman Industrial Park](#) (Tabled from June Meeting)

Certified Plat to resubdivide 13.55 acre parcel into two lots

Location: South of Production Avenue and west of Jetplex Lane (fronting Production Court)

Applicant/Owner: Jetplex Associates, LLC

[Staff Report](#)

10. [Hilltop Ridge, Phase 2](#)

Reapprove Preliminary Plat for 32 residential lots

Location: West of Burgreen Road and south of West Haven Subdivision

Applicant/Owner: Steve Simmons Community Developers, LLC

[Staff Report](#)

11. [The Village at Oakland Springs](#)

Reapprove Preliminary Plat for 101 lots and 1 tract

Location: East of Bowers Road and south of Huntsville-Browns Ferry Road

Applicant/Owner: Placemakers North America, LLC

[Staff Report](#)

12. [Madison Dental Center](#)

Certified Plat to resubdivide the 3.84 acre site into two lots

Location: 8331 Madison Boulevard (East of Hughes Road and south of Madison Boulevard)

Applicant/Owner: Boulevard Properties, LLC

[Staff Report](#)

13. [Shelton Hill](#)

Preliminary Plat for 8 residential lots and two tracts

Location: East of Shelton Road and north of Old Madison Pike

Applicant/Owner: JWE Properties, LLC

[Staff Report](#)

14. [Crown Pointe, Phase VII](#)

Final Plat for 48 residential lots, 1 tract, and 1 common area

Location: North of Gillespie Road and east of Balch Road

Applicant/Owner: Jeff Benton Development Inc.

[Staff Report](#)

15. [Greenbrier Hills, Phase 2](#)

Final Plat to modify Plat Note 30, which relates to the location of driveways on corner lots in residential zoning districts

Location: Generally east of Hardiman Road and north of the Norfolk Southern Railroad

Applicant/Owner: Madison Land Resources, Inc.

[Staff Report](#)

(Public Hearing Closed)

VII. Site Plans

VIII. New Business

IX. Adjournment